

United States Department of the Interior
National Park Service

National Register of Historic Places
Registration Form

1. Name of Property

historic name Kulage, Otto House

other names/site number n/a

2. Location

street & number 1904 E. College Avenue [n/a] not for publication

city or town St. Louis [n/a] vicinity

state Missouri code MO county Independent City code 510 zip code 63107

3. State/Federal Agency Certification

As the designated authority under the National Historic Preservation Act, as amended, I hereby certify that this
[x] nomination [] request for determination of eligibility meets the documentation standards for registering properties in the National Register
of Historic Places and meets the procedural and professional requirements set forth in 36 CFR Part 60. In my opinion, the property [x] meets []
does not meet the National Register criteria. I recommend that this property be considered significant [] nationally [] statewide [x] locally.
(See continuation sheet for additional comments [])

Signature of certifying official/Title Claire F. Blackwell/Deputy SHPO

Date

Missouri Department of Natural Resources
State or Federal agency and bureau

In my opinion, the property [x] meets [] does not meet the National Register criteria.
(See continuation sheet for additional comments [])

Signature of certifying official/Title

State or Federal agency and bureau

4. National Park Service Certification

I hereby certify that the property is:

- [] entered in the National Register
See continuation sheet [].
- [] determined eligible for the
National Register
See continuation sheet [].
- [] determined not eligible for the
National Register.
- [] removed from the
National Register
- [] other; explain
See continuation sheet [].

Signature of the Keeper

Date

Kulage, Otto House
St. Louis (independent city), Missouri

5. Classification

Ownership of Property	Category of Property	Number of Resources within Property	
		Contributing	Noncontributing
<input checked="" type="checkbox"/> private	<input checked="" type="checkbox"/> building(s)	2	_____
<input type="checkbox"/> public-local	<input type="checkbox"/> district	_____	_____ buildings
<input type="checkbox"/> public-State	<input type="checkbox"/> site	_____	_____ sites
<input type="checkbox"/> public-Federal	<input type="checkbox"/> structure	_____	_____ structures
	<input type="checkbox"/> object	_____	_____ objects
		2	0 Total

Name of related multiple property listing.

n/a

Number of contributing resources previously listed in the National Register.

0

6. Function or Use

Historic Function

DOMESTIC/single dwelling _____

DOMESTIC/secondary structure _____

Current Functions

DOMESTIC/single dwelling _____

DOMESTIC/secondary structure _____

7. Description

Architectural Classification

Tudor Revival _____

Materials

foundation granite _____

walls brick _____

roof slate _____

other stucco _____

Narrative Description

(Describe the historic and current condition of the property on one or more continuation sheets.)

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8. Statement of Significance

Applicable National Register Criteria

- A Property is associated with events that have made a significant contribution to the broad patterns of our history
- B Property is associated with the lives of persons significant in our past.
- C Property embodies the distinctive characteristics of a type, period, or method of construction or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components lack individual distinction.
- D Property has yielded, or is likely to yield, information important in prehistory or history.

Criteria Considerations

Property is:

- A owned by a religious institution or used for religious purposes.
- B removed from its original location.
- C a birthplace or grave.
- D a cemetery.
- E a reconstructed building, object, or structure.
- F a commemorative property.
- G less than 50 years of age or achieved significance within the past 50 years.

Areas of Significance

Architecture

Periods of Significance

1906-07

Significant Dates

1906
 1907

Significant Person(s)

n/a

Cultural Affiliation

n/a

Architect/Builder

Boehmer, Otto
 Remmers, Frederick J.

Narrative Statement of Significance

(Explain the significance of the property on one or more continuation sheets.)

9. Major Bibliographic References

Bibliography

(Cite the books, articles and other sources used in preparing this form on one or more continuation sheets.)

Previous documentation on file (NPS):

- preliminary determination of individual listing (36 CFR 67) has been requested
- previously listed in the National Register
- previously determined eligible by the National Register
- designated a National Historic Landmark
- recorded by Historic American Buildings Survey
 # _____
- recorded by Historic American Engineering Record
 # _____

Primary location of additional data:

- State Historic Preservation Office
 - Other State Agency
 - Federal Agency
 - Local Government
 - University
 - Other:
- Name of repository: Landmarks Association of St. Louis, Inc.

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10. Geographical Data

Acreeage of Property less than one

UTM References

A. Zone 15 Easting 742 480 Northing 4284 520

B. Zone Easting Northing

C. Zone Easting Northing

D. Zone Easting Northing

[] See continuation sheet

Verbal Boundary Description

(Describe the boundaries of the property on a continuation sheet.)

Boundary Justification

(Explain why the boundaries were selected on a continuation sheet.)

11. Form Prepared By

name/title Stacy Sone, Researcher

organization Landmarks Association of St. Louis date February 15, 2002

street & number 917 Locust St., 7th Floor telephone 314-421-6474

city or town St. Louis state MO zip code 63101

Additional Documentation

Submit the following items with the completed form:

Continuation Sheets

Maps

A USGS map (7.5 or 15 minute series) indicating the property's location.

A Sketch map for historic districts and properties having large acreage or numerous resources.

Photographs

Representative black and white photographs of the property.

Additional Items

(Check with the SHPO or FPO for any additional items)

Property Owner

(Complete this item at the request of SHPO or FPO)

name Katherine and Benjamin Goins

street & number 1904 E. College Avenue telephone 314-534-1598

city or town St. Louis state MO zip code 63107

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Kulage House
St. Louis (independent city), Missouri

Summary

The Kulage House is a three story brown brick and granite house reconfigured in 1906 over a ca. 1876 house. It is located at 1904 East College Avenue in north St. Louis. The 1906 alterations were designed by St. Louis architect Otto Boehmer and carried out by Frederick J. Remmers Building & Contracting Co. The asymmetrical Tudor Revival style house features a complex roofline of various heights, stucco and decorative half-timbering in its multiple gables; a granite block 1906 addition on its southwest side; and a splendid interior that includes imported hand-painted and stained glass windows, ornate woodwork and a 1,700 pipe church-sized organ. The property which is comprised of five lots also includes a wall on the northeast side and a contributing two-story garage, both completed in 1907 using brick that matches the house. The house and grounds are in immaculate condition and have undergone no significant alterations since the 1906-07 period of significance.

Exterior

The house faces northwest and is situated at the south corner of East College Avenue and Conde Street (photos 1 and 2). The approximately 45' x 24' center section is the original portion of the house built ca. 1876 (see building footprint on boundary map, p. 12). Judging from the appearance of other 1870s houses in the neighborhood, the original house was likely two stories with perhaps a mansard-type roof. During 1906, it was remodeled into its present Tudor Revival style appearance using imported brown brick. The facade of the center section is three bays wide on its lower two stories. The stucco and half-timbered front gabled roof contains a third story with two window bays. All windows on the house are casement with transoms. A transomed, double-door main entrance is recessed behind paneled walls and a tile floor.

Prominent features on the facade are 1906 additions that flank the three-story center portion which is slightly recessed between them. The 12' x 22' one-story room on the northeast elevation has a stucco and half-timbered cross-gabled roof and sits on a high granite foundation (photos 1 and 2, left, photo 3). A continuous limestone stringcourse wraps this section between the foundation and the brick walls. This room is one window bay wide on the northwest and southeast sides. The three window bays centered on the northeast facade (facing Conde Street) as well as the portion of the foundation beneath the windows project slightly.

The second section added in 1906 is granite-clad and two and one-half stories with a stucco and half-timbered front gabled roof (photos 1, 2, 4). This 25' x 15' wing features four rounded corners with windows in each corner that are curved to conform to the wall. Short segmental

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Kulage House
St. Louis (independent city), Missouri

arched windows are situated at basement level and approximately two-thirds the way up on the northwest (main) and southwest (rear) facades. This section of the house, which contains the organ room, has an additional stucco and half-timbered section (approximately 17' x 10') that holds the organ loft. Its gabled roof intersects the front gabled roof of the granite-clad organ room. The organ loft rests on tall tapered granite block piers.

The northeast facade of the house's main block has a transomed door in the first story and a single window in the second (photo 3). A stucco and half-timbered dormer with a wall surface that extends below the main roofline is positioned in the center of the roof and contains two windows. The southwest facade of the main block of the house includes three window bays at each level. A full-length porch on the rear of the house is about 15' deep with brick supports (photo 3). The gabled roof at the rear of the house is stucco and half-timbered and has two windows. Three window bays are positioned in the second level while the lower story holds a door and two windows.

Interior

The interior grandeur of the Kulage House is visible immediately upon entrance into the spacious foyer (photo 5). Over the glass-paned double-doorway is one of many brilliantly colored, leaded glass, hand-painted windows that the Kulages imported from Germany in 1906. Each one depicting a Biblical theme, the transom over the main door illustrates Christ's triumphant entrance into Jerusalem. Occupying the foyer's northeast corner is a curved stairway landing that terminates in the one-story parlor constructed in 1906. The parlor features on its wall opposite the foyer, three pairs of intricate leaded, stained glass casement windows (photo 6). Each pair of windows has a painted transom, these illustrating Arch Angel Michael, the Crucifixion, and the Ascension of Blessed Mary. The transoms over the single casement windows on the front and back walls of this room are named "the Transfiguration of Our Lord and Savior, Jesus Christ" on the front and "School of Theology" on the rear. Other features of this room are an ornate radiator that the Kulages imported from Italy, a crown molding with brackets and an egg and dart pattern; a newel post elaborately detailed with a floral swag design; and a built-in seat tucked into the wall at the base of the stairs.¹

The room on the opposite side of the foyer is a living room that occupies the front of the main part of the house. An ornately carved wood surround that conceals paneled sliding doors separates the foyer from the living room. The surround features flanking Ionic columns, shaped

¹ Information about the windows as well as the origins of many of the materials and features of the house such as the organ were provided by owner, Katherine Goins who has collected documentation throughout the years from knowledgeable visitors to the house, including a priest who identified the themes of the painted windows.

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Kulage House
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molding, and a semi-circular shell pattern extending the width of the opening. The door surround on the living room side is identical to the foyer side with the exception of a coat of off-white paint that matches the color of the walls. The two windows on the front wall represent the "Annunciation of the Blessed Virgin, Holy Ghost and the Arch Angel Gabriel" and "Adoration of the Three Kings". A crown molding like the one in the parlor, as well as an Italian-imported radiator, also decorate the parlor. On the wall opposite the entrance from the foyer is a spectacular arch way that opens through a thick wall into the organ room (photo 7). The surround covers the entire dividing wall of both the living and organ rooms. The broad arch decorated with leaf-patterned bands springs from Ionic columns. Centered over the arch is a Madonna statue placed in a shell-like medallion decorated with a leaf pattern. Applied to the spacious corners outside the arch are a delicately carved violin on one side and a harp on the other.

The surround is duplicated in the organ room – in the thick wall between the rooms are arched niches with pedestal bases for holding statues. The massive mahogany-encased pipe organ imported from Germany occupies the opposite wall and extends the height of the 26 feet tall room. A three-part mirror rests over the organ's keyboard. Rounded leaded and stained glass casement windows, each with a painted transom, occupy the rooms four rounded corners. All four hand-painted transoms depict Christ and John the Baptist as infants or youth. Two additional painted windows are situated in short segmental arched openings more than half way up the wall. An egg and dart stringcourse wraps the room just below these two windows and level with the top of the arched wood surround. The tall ceiling is enhanced by an ornate plaster molding.

The ca. 1876 portion of the house includes two other rooms in addition to the foyer and living room. The dining room is located between the living room in the front of the house and the kitchen in the rear. A rectangular opening with paneled sliding doors divides dining room from the living room. The dining room features a maple and walnut parquet floor with a geometric design and a marble fireplace on the southwest wall flanked by casement windows with painted transoms. The lower story's only interior hinged doors (except for a door to the basement) are located in the dining room. One opens to the kitchen on the rear of the house and the other to a hallway that extends alongside the stairway between the foyer and the kitchen. The kitchen, remodeled in the 1980s, has a window in southwest and southeast walls as well as a door that opens outside under the porch.

Outbuilding and Grounds

The only other building on the property is a two-story garage situated behind the house. Like the

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Kulage House
St. Louis (independent city), Missouri

house, it was an older building remodeled in 1907 using the same imported brick. The lower level contains two walk-through doors with two windows between and two windows above in the second level. The garage entrance faces the northeast with access from Conde Street. A wrought iron I-beam over the garage entrance is the only evidence of the original building. The garage's roof is flat with a simply shaped parapet.

A wrought iron fence extends the width of the property on East College. A stone-capped wall, constructed in 1907 of the same brick as the house, abuts the garage and borders the alley and Conde Street where it is broken by a drive-through gate opposite the garage and a walk-through gate. Square piers with hipped stone caps topped by a sphere flank both of these gated openings as well as the corner of the property at East College and Conde Street.

Integrity

The Kulage House exterior has undergone no visible alterations since its 1906 period of significance. Interior alterations are limited to the kitchen where a butler's pantry was removed to enlarge the kitchen. The current owners have maintained the house in outstanding condition during their 30 years of ownership.

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Kulage House
St. Louis (independent city, Missouri)

Summary

The Kulage House, located on East College Avenue at the southwest intersection of Conde Street, is locally significant under National Register of Historic Places Criterion C in the Architecture area of significance. Built ca. 1876 and transformed in 1906 into its present appearance, the house represents an example of the popular Tudor Revival style. Architect Otto Boehmer prepared the plans that incorporated the original block of the house but gave it a high-budget makeover using imported brown brick, and adding fashionable half-timber decoration in the stucco gables. While traditional Tudor Revival houses display irregular rooflines and use a variety of materials, these qualities are more pronounced on the Kulage House because of Boehmer's skillful juxtaposition of additions to the 19th century base, including a two-story granite-clad wing with rounded corners. Highlights of the extraordinary interior include brilliantly colored, hand painted transoms over the first story windows; leaded, intricate stained glass casement windows; and lavish ornamental woodwork. An additional building, a carriage house (now a garage), was remodeled and enlarged in 1907 using the same brown brick as the house. The buildings have undergone no significant changes since the 1906-07 period of significance (the years of their transformation), and remain in outstanding condition.

History

The Kulage House sits on land formerly owned by St. Louis University which had acquired the property during the 1830s, hoping to relocate its campus there from the congested city. Although the university abandoned its original plan, it operated a retreat and Jesuit training center on the grounds until around 1860. During the 1870s, the university began to subdivide and sell its vast holdings.² In 1873, Rev. Joseph Zealand, President of St. Louis University, subdivided one tract and named it Second Subdivision of College Farm. The Kulage House sits on Block 4 of this four-block subdivision.³ It was likely built around 1876 by Edward A. Mathews who city directories record living at this location in 1877.⁴

During the late 1860s, Kulage family members immigrated to the United States from Germany and settled by the 1870s near Mathews in another St. Louis University tract. In June 1882, Joseph Kulage purchased from Mathews three adjacent lots in Block 4 including the ca. 1876

2 David J. Simmons, "St. Louis University's Dream Campuses," prepared for St. Louis SAH newsletter not yet published, 2001.

3 Plat Book 9, p. 110, 1873. Recorder of Deeds Office, City Hall.

4 St. Louis city directories, 1870s.

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house. Joseph, an advertising department manager for the German Literary Society publication, Amerika, resided in this house at 1904 College Avenue (later East College Avenue) with his apparently widowed mother, Margaret, along with brothers Frank, Hubert, and Otto, and sister Ida. By 1885, Frank and Hubert had established a brick manufacturing business nearby on College Avenue. A couple years later, all four Kulage brothers were occupied with their factory called College Hill Pressed Brick Works. Joseph served as president, Otto the secretary, and Frank and Hubert as foremen. Through the 1890s, the Kulages remained occupied in the brick business although Hubert left the company and other Kulage men, who were likely cousins, drifted in and out.⁵ By 1902, College Hill Pressed Brick Works still operated however no names were recorded with its entry in the city directory.

The following year, Otto purchased the house where he had resided since 1882 from Kulage Real Estate and Improvement Co. which the family had established around 1890 to manage its property.⁶ In addition, he acquired two lots (lots 7 and 8) adjacent his house that had remained in the Mathews family. In 1906 and 1907, the city issued permits to Otto for nearly \$10,000 worth of alterations to his house and the carriage house at the rear of the property (at the time, upper-end houses cost an average of \$8,000). Otto commissioned his employer of about two years, the Frederick J. Remmers Contracting & Building Co., and architect Otto Boehmer, to carry out the improvements to his ca. 1876 house.⁷

Although little information is available about Otto Kulage, his brother Joseph, who had been president of College Hill Pressed Brick Works until after 1900, was wealthy and was made even more so by his marriage to Maria Theresa Backer, daughter of millionaire Mathias Backer. Joseph and Maria donated much of their fortune to the Catholic church and its charities and were recognized by the Pope for their generosity.⁸ Although Otto's name appears on the building permits, it seems likely that Joseph and Maria, who lived nearby at 1435 East College Avenue, financed the house's lavish improvements, perhaps for Joseph's mother, Margaret. By 1910, Margaret had died and Otto was the head of household at 1904 East College Avenue as well as manager of a brick yard according to census records. Other residents in the household included Otto's brother Frank, sister Ida, and a servant named Clara Sanders. Margaret Fortschneider joined Clara as servant in the household which, by 1920, included only two Kulage family

⁵ All information about the family and their occupations comes from St. Louis city directories, 1850s-1930s; and the U.S. Federal Census, 1870, 1880, 1900, 1910, 1920. Information about property transfers from deed Abstracts, City of St. Louis, Recorder of Deed's Office, City Hall.

⁶ Deed abstracts record Kulage Real Estate and Improvement Co. as the property owner, however, the company apparently existed in name only. It was not listed in city directories.

⁷ The 1904 St. Louis city directory records Otto as Secretary of the Goesse & Remmers Contracting and Building Co. By 1906, the company's name had changed to Frederick J. Remmers Contracting and Building Co. City of St. Louis Building Permits, Comptroller's Office, City Hall.

⁸ Obituary, Maria Theresa Kulage, St. Louis Post-Dispatch, May 13, 1934.

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Kulage House
St. Louis (independent city, Missouri)

members, Otto and Ida. Long before their deaths, Otto and Ida (both single), deeded the property to their two servants who took over sole responsibility when Ida died around 1935 (Otto had died more than ten years before). The house remained in the servants' ownership until 1957. The current owners, Benjamin and Katherine Goins, have owned the Kulage house since 1973 and have maintained the house in immaculate condition.

Architectural Significance

St. Louis architect Otto Boehmer earned the high-budget commission in 1906 to transform the 1876 Kulage house, updating it and incorporating features that are most closely associated with the Tudor Revival style. Characteristics common to the style include stucco surfaces with half-timbering; a steeply pitched roof with prominent cross gable; tall, narrow windows; and a pronounced chimney.⁹ The Kulage House illustrates a number of these features of the Tudor Revival style that were appearing on contemporary houses, such as half-timber decoration in stuccoed gables, and tall, narrow windows. For the Kulages, architect Otto Boehmer started with a simple ca. 1876 house, two stories high, on a rectangular plan – making the house extraordinary would require more than simply adding decoration. Boehmer achieved the picturesque quality of the Tudor Revival style by skillfully adding rooms to the original block, combining the finest materials, and integrating half-timber decoration.

The Tudor Revival style grew out of a movement before the turn of the turn of the 20th century as architects and social reformers began to attack traditional Victorian houses as gaudy and inefficient. They introduced new theories of architectural design based on simplicity, believing that simple lines, flat surfaces, and sharp angles were clean and precise – far more attractive than the complex curves and intricate detail that characterized Victorian houses. The bottom line in favor of simplicity was the demand for styles to be American. Houses built with few, if any, historical references lined the streets of America's newest neighborhoods. Major exceptions to the new rule were Colonial Revival and English Tudor houses which, because of their simplicity of form and their association with the early years of settlement, made them appear American even though they paralleled European designs.¹⁰

The extraordinary combination of materials and colors as well as the variety of roofline heights perhaps makes the Kulage house a unique example of the Tudor Revival style in St. Louis. Had the Kulages commissioned Boehmer to design a Tudor Revival house from scratch, it likely would have had a plan and roofline in keeping with other houses in St. Louis bearing the same

⁹ Virginia and Lee McAlester, *A Field Guide to American Houses* (New York: Alfred A. Knopf, 1989), 358.

¹⁰ Clifford Edward Clark, Jr., *The American Family Home 1800-1960* (Chapel Hill, NC and London: The University of North Carolina Press, 1986), 146-149.

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Kulage House
St. Louis (independent city, Missouri)

style. While traditional Tudor Revival houses often display irregular and multi-gabled rooflines and also use a variety of materials, these qualities are more pronounced on the Kulage House because of Boehmer's skillful juxtaposition of additions to the house's 1870s base. The original house appears to have confined the architect little as he gave it an eccentric makeover using a mix of costly materials.

Despite the Kulage family's long-time association with St. Louis' brick industry, Otto Kulage chose to import brown brick to cover the red brick walls on the main block of the house. Each window was replaced with a tall casement window with a transom, and a front gabled roof added with stucco and half-timber decoration front and back. These changes alone would have been a stylish addition to the neighborhood. The Kulage's demands for additional room, especially space for a tremendous-sized pipe organ, required Boehmer to adjust the floor plan. Boehmer located the two and one-half story organ room on the house's northwest facade and covered it with granite blocks. To accommodate the massive organ's pipes Boehmer appended onto the side, a stucco and half-timber-clad organ loft with a gabled roof that intersected the roof on the granite addition. Balancing the organ room on the other side of the facade, the architect added a one-story room clad in imported brown brick. The room's cross-gabled roof with half-timber detail enhances both street facades of the house.

The house's lavish interior adds further interest. Stained, leaded glass casement windows, each topped by an imported leaded glass, hand-painted transom illustrating a biblical theme provide brilliant interior decoration. Ornate woodwork, bracketed crown moldings, and other details such as the radiators imported from Italy, and the maple and walnut geometric-patterned floors add finesse to every corner of the first floor. The mahogany-encased organ (imported from Germany) rising 26 feet to the ceiling with its 1,700 pipes and fourteen ranks rivals the size of many church organs.

Little information is available about architect Otto J. Boehmer. He was born in Missouri in 1859 to German-born parents and lived in north St. Louis during his years as an architect. He took a short reprieve from his practice during 1911 and 1912 and served as president of Atlas Manufacturing and Stamping Co. before resuming his occupation as architect in 1914.¹¹ Boehmer was responsible for a number of early 20th St. Louis houses including dozens in north and west end St. Louis neighborhoods. Boehmer's adaptation of the Tudor Revival style to accommodate an existing ca. 1876 house and space for a massive pipe organ makes the house a distinctive example of this popular style and an outstanding contribution to St. Louis' residential architecture.

¹¹ Information about Otto Boehmer comes from the U.S. Federal Census, 1910; St. Louis city directories, 1890-1920.

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Verbal Boundary Description

The boundary of the nominated parcel is indicated with the dashed line on the accompanying Sanborn Fire Insurance Map (1909) titled "Kulage House Boundary Map" (p. 12).

Boundary Justification

The boundary of the nominated property is the boundary of the five lots associated with the house in 1906, its period of significance.

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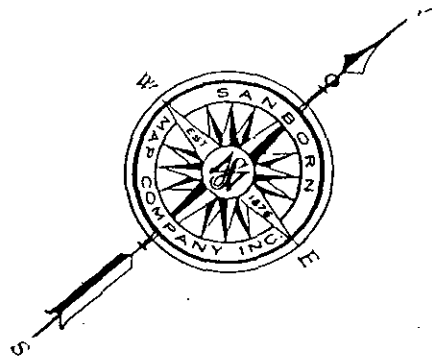
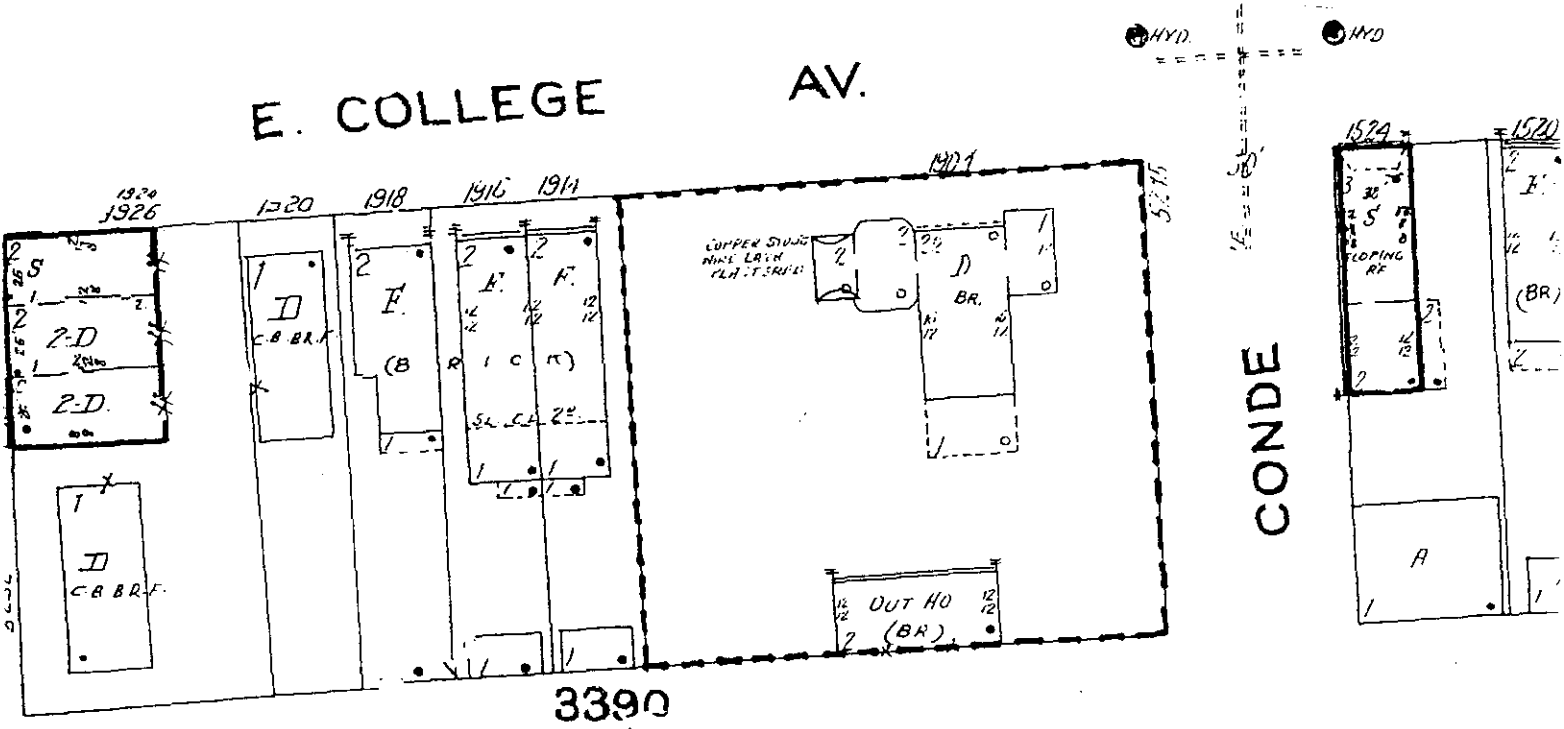
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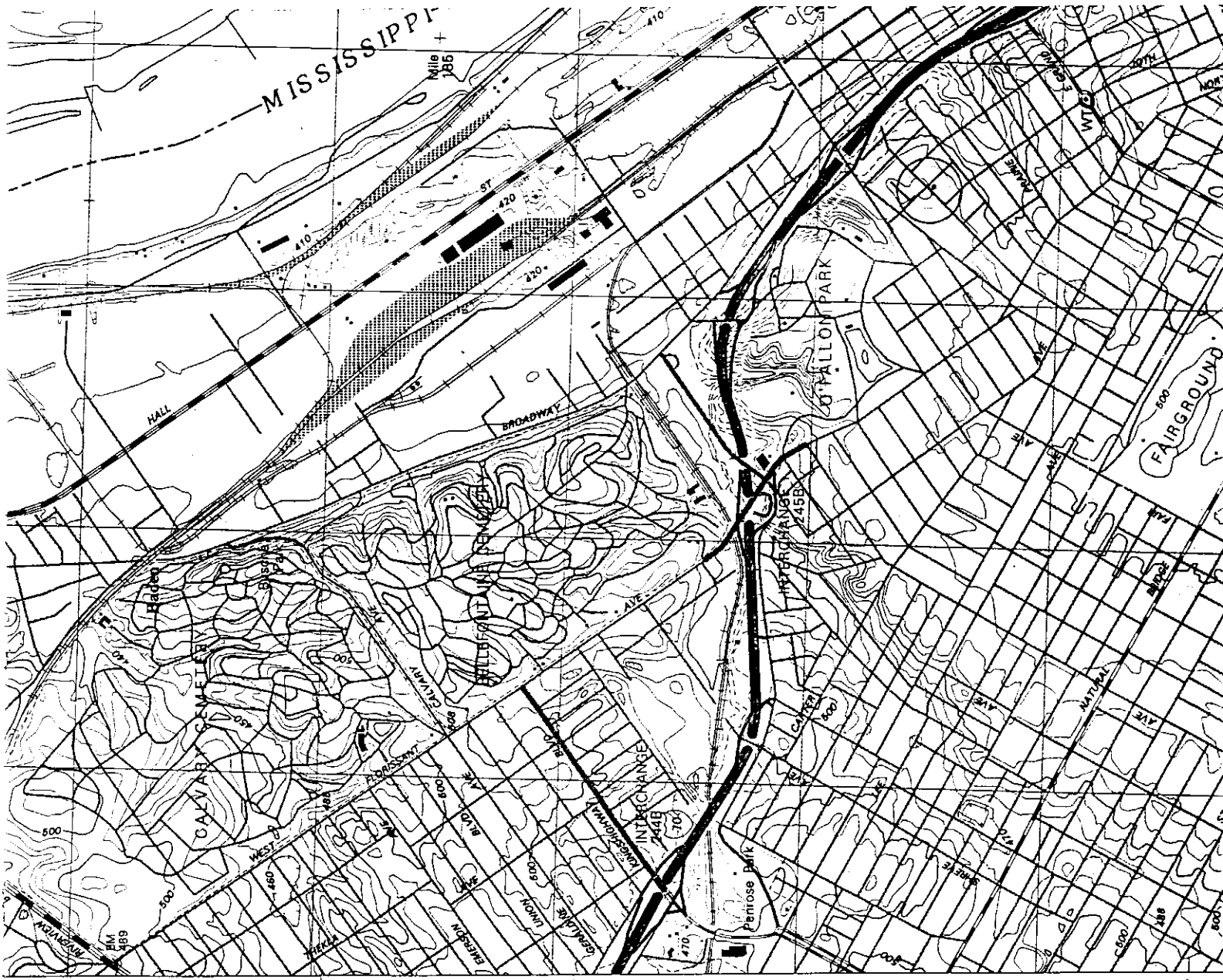
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Kulage House
St. Louis (independent city), Missouri

Kulage House Boundary Map
Source: Sanborn Fire Insurance Map, 1909

E. COLLEGE AV.





42 30"

'87

Kulage House
 1904 E. College Ave '86
 St. Louis
 (independent city),
 Missouri,
 zone 15

'85

Easting:
 742 480

'84

Northing:
 42 84 520

40'

Kulage House

St. Louis (independent city), MO

Stacy Sone

Oct. , 2001, Landmarks Assoc. of St. Louis
view to S

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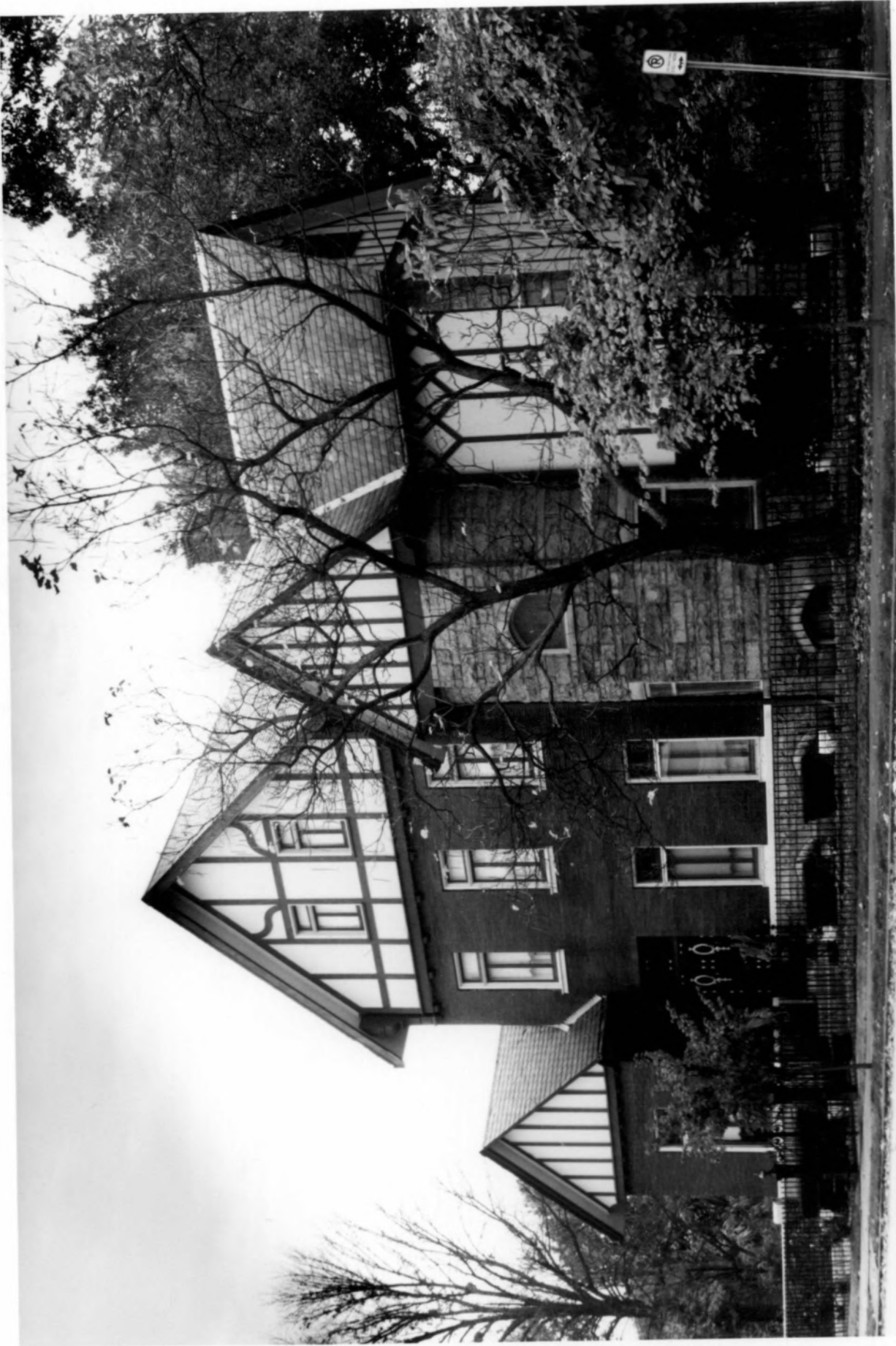
Kulage House

St. Louis (independent city), MO

Stacy Sene, Oct. 2001, Landmarks Assoc. of St. Louis

view to E

#2 of 8



Kulage House

(St. Louis (Independent city), MO

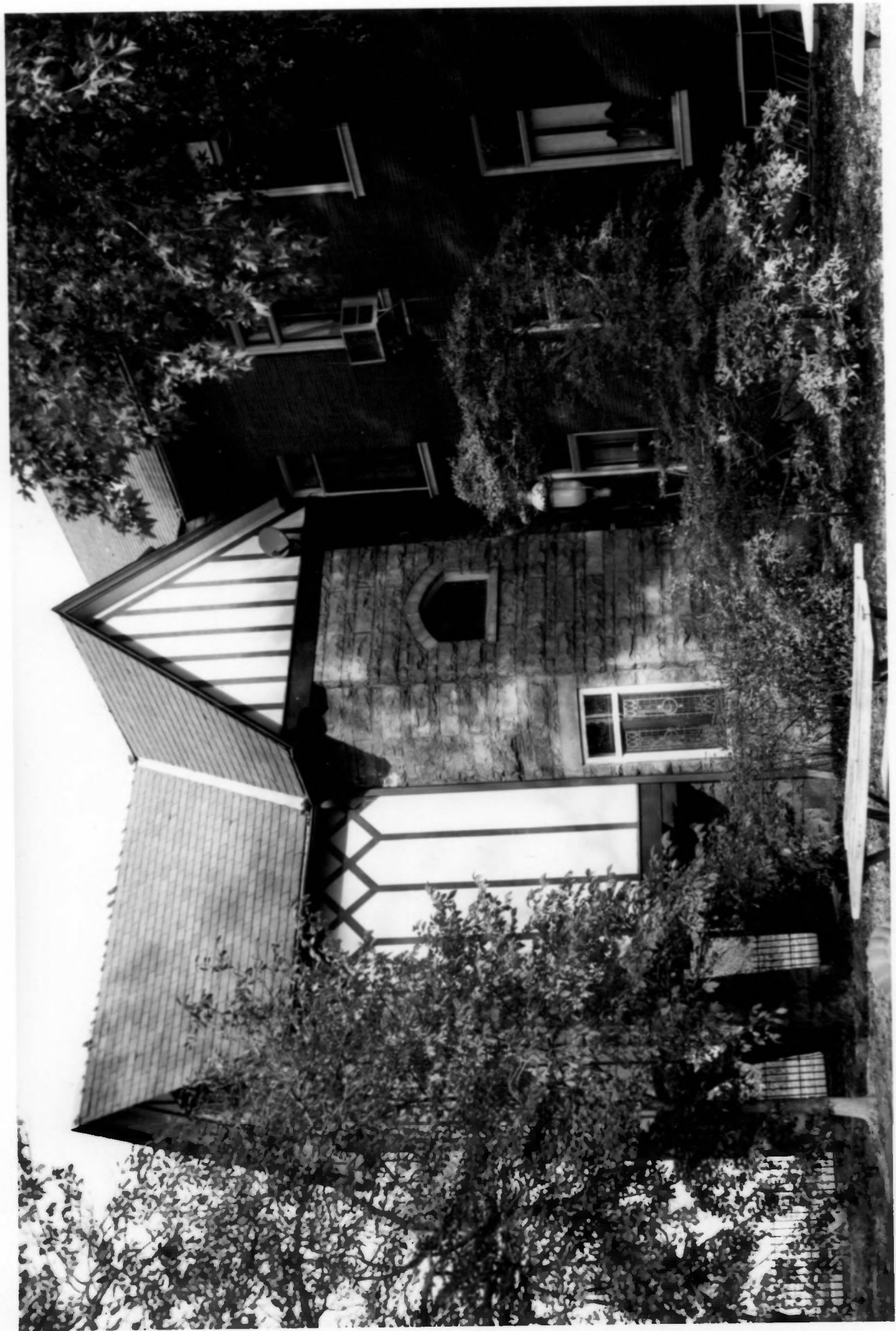
Stacy Sone, Oct. 2001, Landmarks Assoc. of St. Louis

View to SW

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Kulage House
St. Louis (Independent city), MO
Stacy Sone
Oct. 2001 NW
Handmarks Assoc. of St. Louis
View to NW
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Kulage House

St. Louis (independent city), MO

Stacy Sone

Oct. 2001

Landmarks Assoc. of St. Louis

view to S

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Kulage House

St. Louis (independent city), MO

Stacy Sone

Oct. , 2001

Landmarks Assoc. of St. Louis

View to N

#6 of 8



Kulage House

St. Louis (independent city), MO

Stacy Sone

Oct., 2001

Landmarks Assoc. of St. Louis

view to NW

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Kulage House
St. Louis (independent city), MO
Stacy Sone
Oct., 2001
Landmarks Assoc. of St. Louis
View to S
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